

Dear Dr. Adams,

Please suffer my further comments on the Rezoning Issue. Everyone in Saint Marys wants something done to the Gillman Mill property that will be an asset to its citizens. The big issue is that if "The Taxpayers" lose control of their town's future then Politicians get control and usually organize a disaster. Our town can be made into an idyllic place to Work, Play, Live, Retire and Die or an Industrial Hellhole. The town of Saint Marys already has the basics of a nice place to live and many do not want change. We do need change for the 21st Century however. We need a Master Plan which should have been in place years ago and finally the Politicians are giving us one. This "master Plan" must be a logical, balanced blueprint for the Idyllic Place We The People Want and not what Ragucci or any outsider wants. Many citizens do not trust Ragucci or the Saint Marys Council packed by people from one gated community. The Town's leaders already threw out an appointed member of the Master Plan Advisory committee because of his differing views. Next to your presentation, the next most balanced comments came from Mr. Devine. I knew when I volunteered for the same committee I was immediately rejected when I was asked if I live on the water... I know the North River quite well. The North River is one of the finest anchorages for recreational craft in North America. Unfortunately, as studied, it is not suitable for ocean going ship nor barge traffic and only small intracoastal barge traffic in sufficient volume would be economically viable". This means that Port Saint Marys especially on the North River is a potential assured economic disaster. It would be detrimental to business on the river and could bankrupt the struggling Cumberland Harbor Development.

Most of us do not care about Mr. Ragucci's shady past so The pompous presentation by the tax wasting representative of the "Camden County Re-development Authority" was ridiculous and unhelpful to the Ragucci Cause. Only in Camden county can people be fooled to consolidate Individual Re-development Authorities which wasted Hundreds of Thousands of Dollars to a "County Re-development Authority" which wastes \$ Millions of Dollars. In these bad economic times that money would be much better spent on infrastructure improvement, lower property and business taxes, rainy day funds, Mosquito control and spending that makes sense. Government Does Not Create Jobs That Produce Real Economic Value that is Why Government Should Be Smaller, More Efficient, Less wasteful and Less corrupt. We have enough retired and working brainpower in Camden County that would volunteer for free and together with business input makes a highly paid Development Authority Unnecessary nor Desirable.

A zoning change to Industrial is only advantageous to our city if we put in writing a list of reasonable restrictions that will protect the future vision of "Saint Marys, GA The Place To Work, Play, Live and Retire". Our agreement with Ragucci should include clean up of all hazardous materials and total protection of the environment. A 50' buffer to the Marsh (really a Conservation Area) is Not Enough. In short the agreement should be in Our Favor steering the Gillman Mill property to only Clean, 21st Century Industrial Development... Anything less is a gross betrayal of the public trust and a disservice to the Future Citizens of Saint Marys i.e. Our Children and Grandchildren.

I noticed on the on-line map of current zoning a piece of property zoned residential that probably would be better zoned industrial to connect the industrial zoned areas that are shown.

Respectfully Submitted,

Dr. Joe Lembo

212 Barkentine Drive

Saint Marys, GA-31558